



COLUMBIA COUNTY HOUSING IMPLEMENTATION PLAN & NEXT STEPS

CoIPac BOARD PRESENTATION

APRIL 11, 2024

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Photo Credit: Suzie Dahl

PROJECT BACKGROUND 2022



In 2022, Columbia County in partnership with the ColPac and Columbia Economic Team is working with Cascadia Partners to prepare a Housing Implementation Plan: *Housing Needs Scenarios presented to the team on June 13, 2022.*



Participant cities included Columbia City, City of Rainier, City of Clatskanie and the City of Vernonia

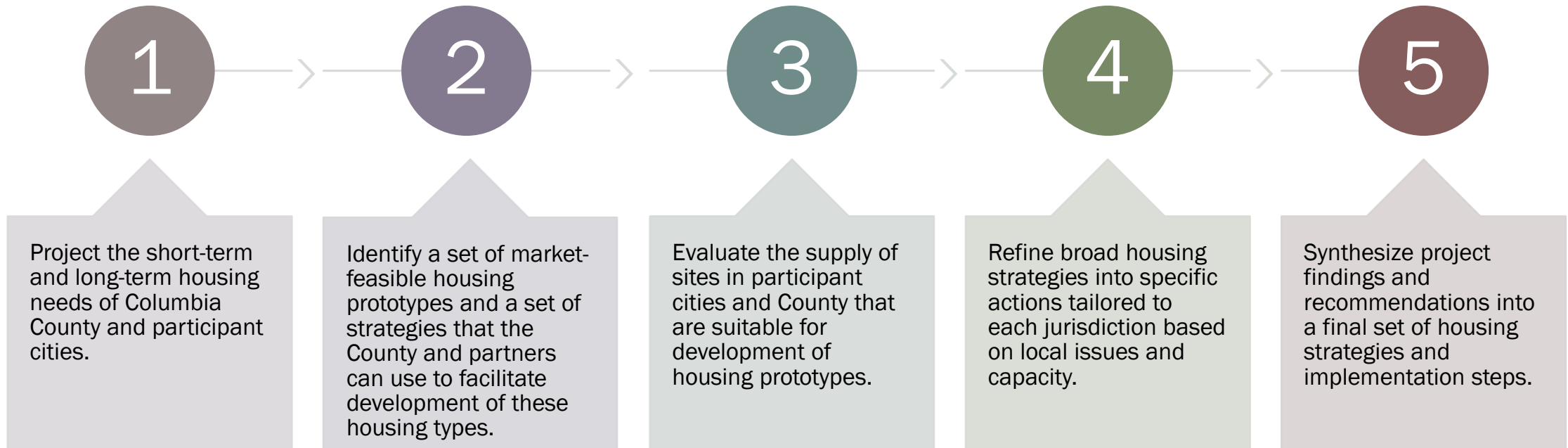


Baseline housing issues that drove this project:

- Low vacancy rates
- Rising prices and rents
- Lack of new housing development
- Older housing stock in need of rehabilitation



PROJECT OBJECTIVES



JURISDICTIONAL INTERVIEWS – KEY TAKEAWAYS

- Cities are **generally supportive of jobs and housing growth**; some concerns about managing growth from the community, including neighborhood character, traffic, and other issues.
- **Young families, seniors, renters and low-income households** are underserved by current housing options.
- Key housing needs are **rental units, senior living/assisted living, more affordable homeownership** options, and “middle housing” such as duplexes and townhomes.
- Some cities do not have **adequate water and sewer infrastructure** to accommodate development in some areas.
- Most cities agree there is a need for **zoning changes** to remove barriers to housing development.
- **Geography and land supply is a challenge for most cities.**



HOUSING CONDITIONS AND TRENDS

- POPULATION GROWTH
- HOUSEHOLD INCOME
- AGE
- RACE AND ETHNICITY
- HOUSING TYPES
- HOUSING VACANCY RATES
- CONDITION OF HOUSING STOCK
- TENURE
- COST BURDEN
- AFFORDABLE HOUSING INVENTORY
- HOUSING PRICES

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STATS



Figure 1. Scenario Range of Net New Housing Units, 2025-2042

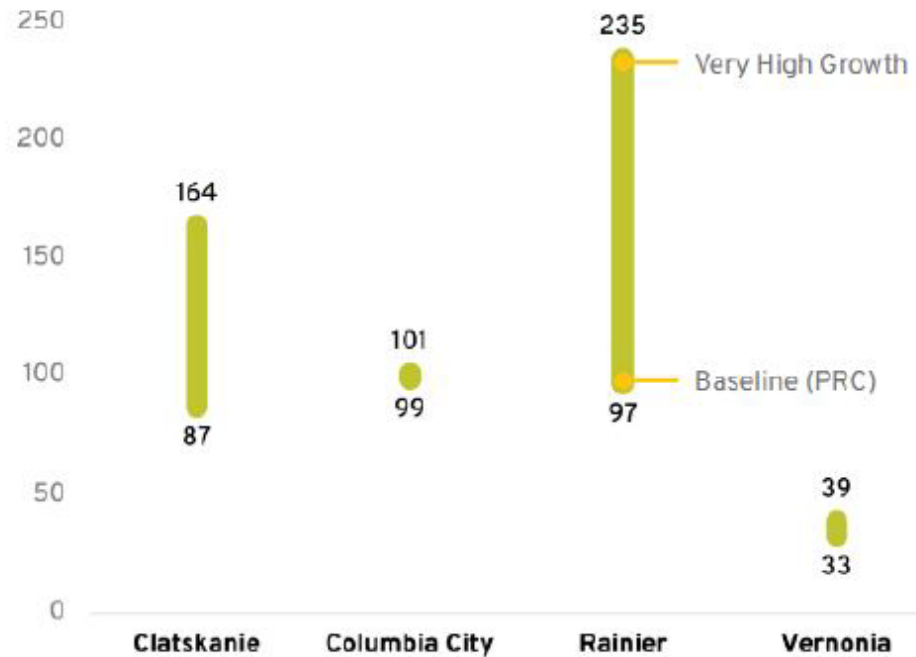
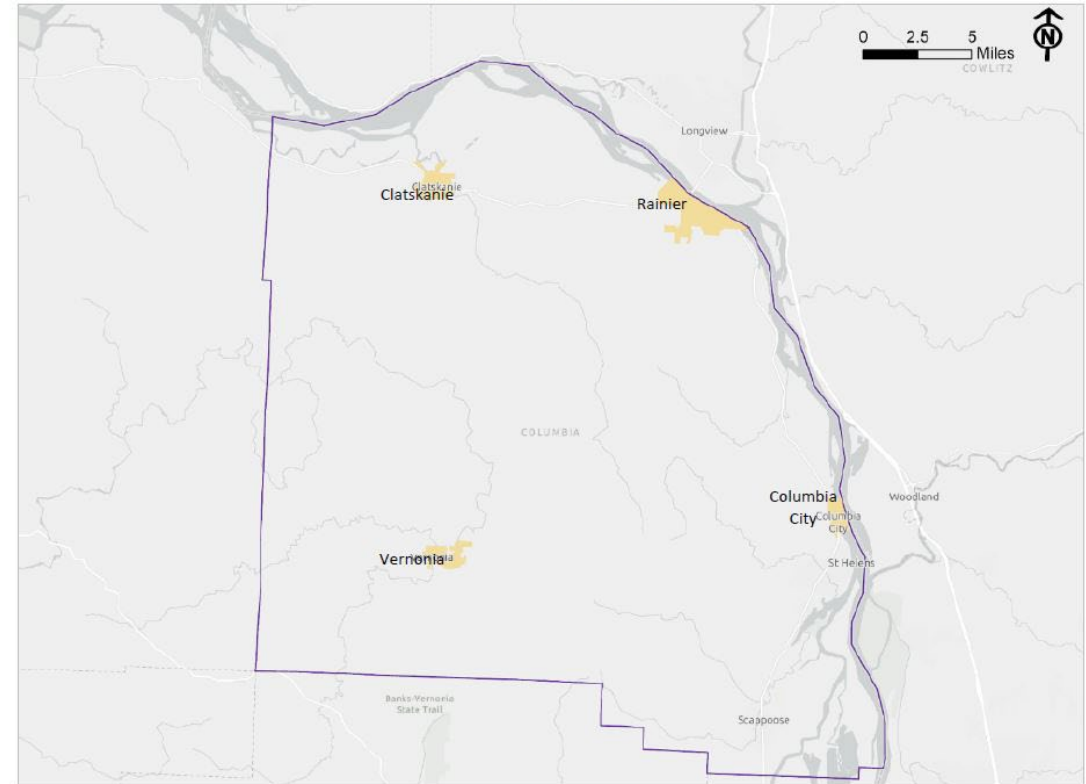


Figure 2. Project Study Area



STATS - *continued*

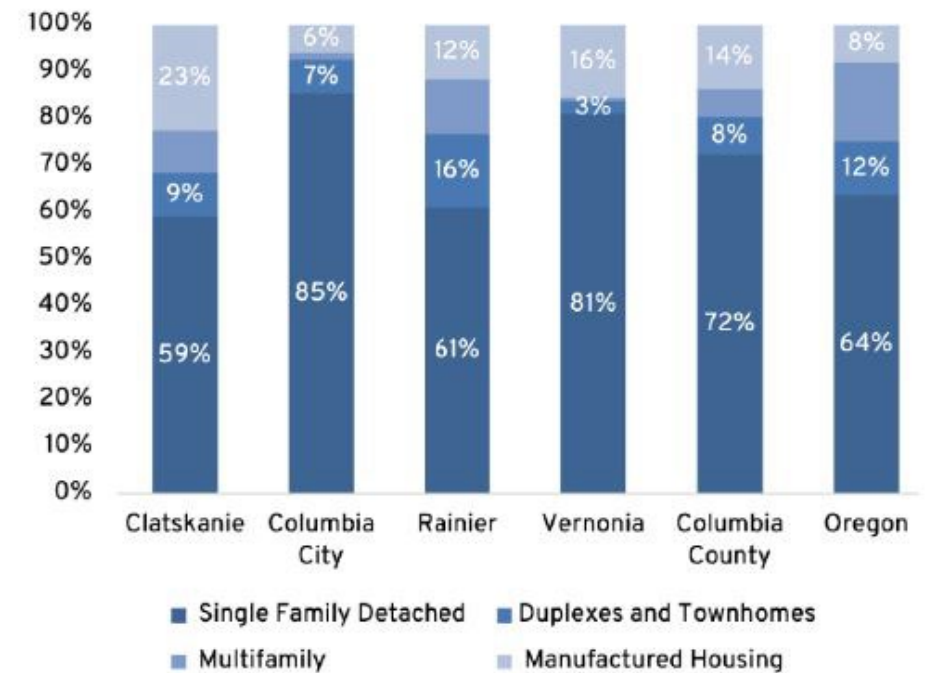


Figure 3. Existing and Projected Population

Jurisdiction	2020	2025	2040	AGR 2020-2040
Columbia County	51,623	52,981	58,204	0.6%
Columbia City	1,871	1,899	2,096	0.6%
Vernonia	2,039	2,037	2,113	0.2%
Clatskanie	1,822	1,865	1,993	0.5%
Rainier	2,378	2,414	2,579	0.4%

Source: PSU Population Research Center; AGR = Annual Growth Rate

Figure 4. Share of Units by Housing Type

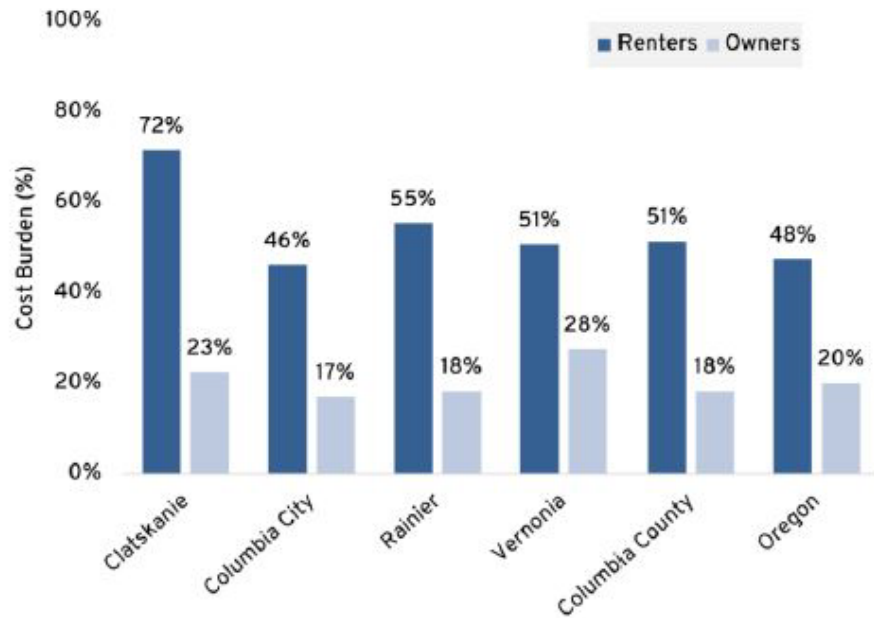


Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.



STATS - *continued*

Figure 5. Cost Burdened Households



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Figure 6. Age of Housing Stock

Jurisdiction	Median Year Built
Clatskanie	1973
Columbia City	1992
Rainier	1970
Vernonia	1971
Columbia County	1977
Oregon	1979

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

IMPLICATIONS FOR TEMPORARY HOUSING STRATEGIES

- Land / Facilities for RV Parking – Construction worker housing.
- Additional Temporary Housing Supply for Non-RV Owners.
- Tenant Protections for Existing Residents.





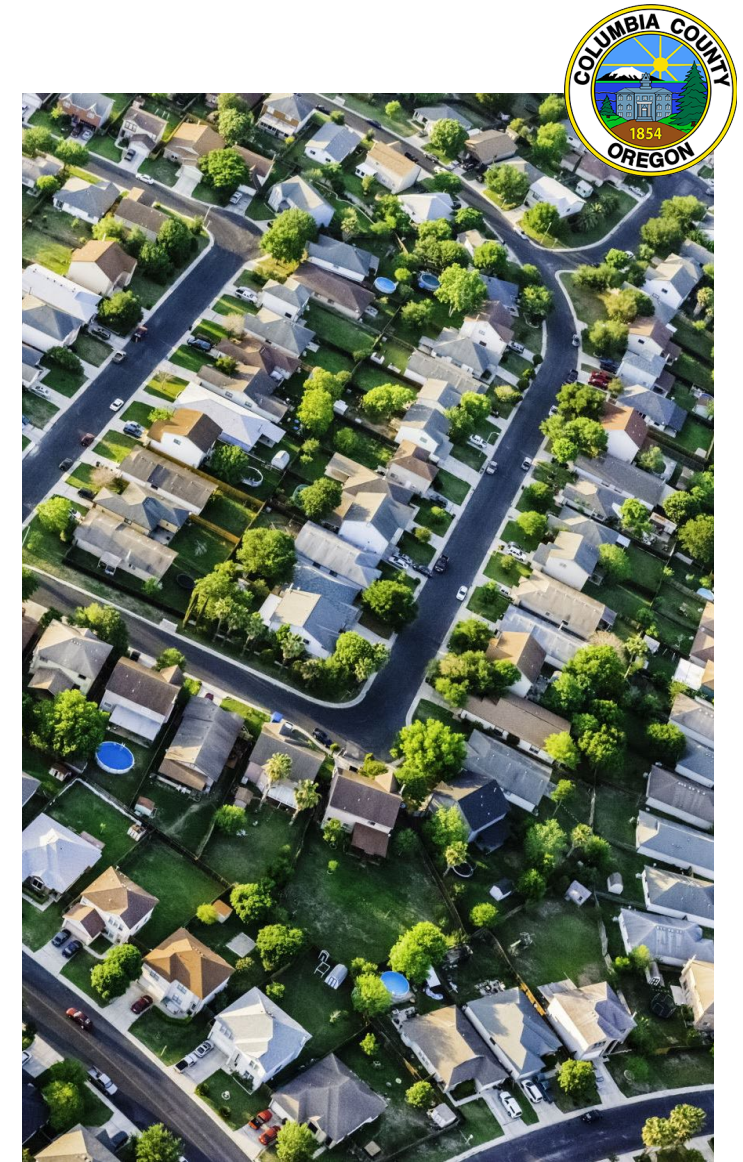
IMPLICATIONS FOR PERMANENT HOUSING STRATEGIES

- Residential Land Supply.
- Zoning Reform.
- Financial Incentives.
- Public Investments and Partnerships.

COLUMBIA COUNTY HOUSING IMPLEMENTATION PLAN COMPLETED 2023

(not currently adopted by BOC)

- April 26, 2023 – The Columbia County Housing Implementation Plan Team presented to the Columbia County Board of Commissioners during regular Work Session.
- July 26, 2023 – The Columbia County Housing Implementation Plan Team asked for the Columbia County Board of Commissioners for approval to apply for a DLCD Housing Planning Assistance Grant. Approved by Board Resolution 41-2023.
- July 31, 2023 – DLCD Housing Planning Assistance Grant submitted.
- September 8, 2023 – Notice of DLCD Housing Planning Assistance Grant Award.



DLCD HOUSING PLANNING ASSISTANCE GRANT- 2024



- We've had discussions with DLCD and participating cities:
 - Participating cities: Columbia City, Prescott, Rainier, City of Clatskanie and City of Vernonia.
 - We collectively decided to work on an Infrastructure GAP analysis plan with the grant funds -
 - This could open us up to more grant funding once we know capacity for water, sewer, and power.
- DLCD approved 3J Consulting to be our consulting firm and will provide our agencies with deliverables to present once completed.
- Kickoff meeting begins April 23, 2024.

CURRENT RURAL COLUMBIA COUNTY

- SB 1013
- Looking into options:
 - Create and prepare Zoning Text Amendments including specific requirements in Rural Columbia County (not allowed in forest/farm zones and cannot have an ADU on same property).
 - Planning Commission-approval and recommendation
 - BOC Work Session
 - BOC Hearing



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Enrolled Senate Bill 1013

Sponsored by Senators HAYDEN, LINTHICUM, SMITH DB; Representatives BOICE, DIEHL, GAMBA, HELFRICH, LEVY B, MORGAN (at the request of Clackamas County Chair Tootie Smith)

CHAPTER

AN ACT

Relating to residential tenancies in recreational vehicles; creating new provisions; and amending ORS 197.493.

Be It Enacted by the People of the State of Oregon:

SECTION 1. Section 2 of this 2023 Act is added to and made a part of ORS chapter 215.

SECTION 2. (1) As used in this section:

(a) "Recreational vehicle" means a recreational vehicle that has not been rendered structurally immobile and is titled with the Department of Transportation.

(b) "Rural area" means an area zoned for rural residential use as defined in ORS 215.501 or land that is within the urban growth boundary of a metropolitan service district, but not within the jurisdiction of any city, and zoned for residential use.

(2) A county may allow an owner of a lot or parcel in a rural area to site on the property one recreational vehicle that is used for residential purposes and is subject to a residential rental agreement, provided:

(a) The property is not within an area designated as an urban reserve as defined in ORS 195.137.

CURRENT RURAL COLUMBIA COUNTY

HOME OCCUPATION – SB 643

- Create a new reduced fee for Type 1 Home Occupations specific to home bakeries with administrative review. Minimum building permit fee and reduced septic authorization fee
 - Income for home bakeries is maximum profit of \$50,000, per SB 643
 - Has local economic impact
 - Provides jobs
- BOC Work Session for approval
- BOC Consent Agenda
- Implementation





ROADBLOCKS

- Infrastructure availability in cities.
- Cost of land and development.
- Land Use Law restricts Rural Residential land to one single family dwelling. Some rural residential land can qualify for 1 Accessory Dwelling Unit limited to 900 square feet when a main dwelling exists.

REGIONAL SOLUTIONS CAN HELP SUPPORT OUR EFFORTS:



FUNDING FOR PLANNING ASSISTANCE

- Assist in preparation of Long-Range Planning Goals / staff support
- Zoning Text Amendments

CODE CODIFICATION

- Creates a much quicker solution to future text amendments
- More efficient use of staff time

THANK YOU FOR YOUR TIME AND SUPPORT